



OAKFIELD



Orchard Road, Lewes BN7 2HB

Asking Price £405,000



Orchard Road, Lewes BN7 2HB

Orchard Road, Lewes – Spacious Chalet Bungalow with Potential

Nestled in the heart of Lewes, 21 Orchard Road presents a fantastic opportunity for those looking to create their dream home. This spacious chalet bungalow, in need of modernisation, offers versatile living space, generous room sizes, and a delightful rear garden.

The ground floor features two reception rooms, providing flexible options for living and dining. A conservatory at the rear offers a lovely spot to enjoy views of the garden throughout the seasons. Also on this level is a well-proportioned bedroom, along with a shower room for added convenience.

Upstairs, the large master bedroom occupies the first floor, offering ample space and potential for further enhancement.

With scope to update and personalise, this property is perfect for buyers seeking a home with character, space, and the opportunity to add value.

Orchard Road offers a prime location that combines residential tranquility with convenient access to a variety of amenities. The property is approximately 0.7 miles from Lewes Railway Station, translating to a brisk 15-minute walk. This station provides regular services to London and surrounding areas, making it ideal for commuters.

Families will appreciate the proximity to South Malling CofE Primary and Nursery School, located just 0.2 miles away—a short 5-minute walk. This well-regarded school offers quality education within easy reach.

In addition to transportation and educational facilities, the area boasts several supermarkets: Aldi (0.2 miles), Tesco (0.3 miles), and Waitrose (0.4 miles), ensuring convenient shopping options. The neighborhood also features various local shops, cafes, and restaurants, contributing to a vibrant community atmosphere.

For leisure and recreation, the South Downs National Park is nearby, offering picturesque landscapes and outdoor activities. Lewes itself is renowned for its historic charm and unique character.





Kitchen

10'0 x 6'11 (3.05m x 2.11m)

Reception Room

19'0 x 10'7 (5.79m x 3.23m)

Reception Room 2

16'10 x 10'8 (5.13m x 3.25m)

Conservatory

10'5 x 8'1 (3.18m x 2.46m)

Bedroom 1

18'1 x 17'1 (5.51m x 5.21m)

Bedroom 2

11'1 x 6'11 (3.38m x 2.11m)

Council Tax Band - C £2,225 per annum



Floor Plan

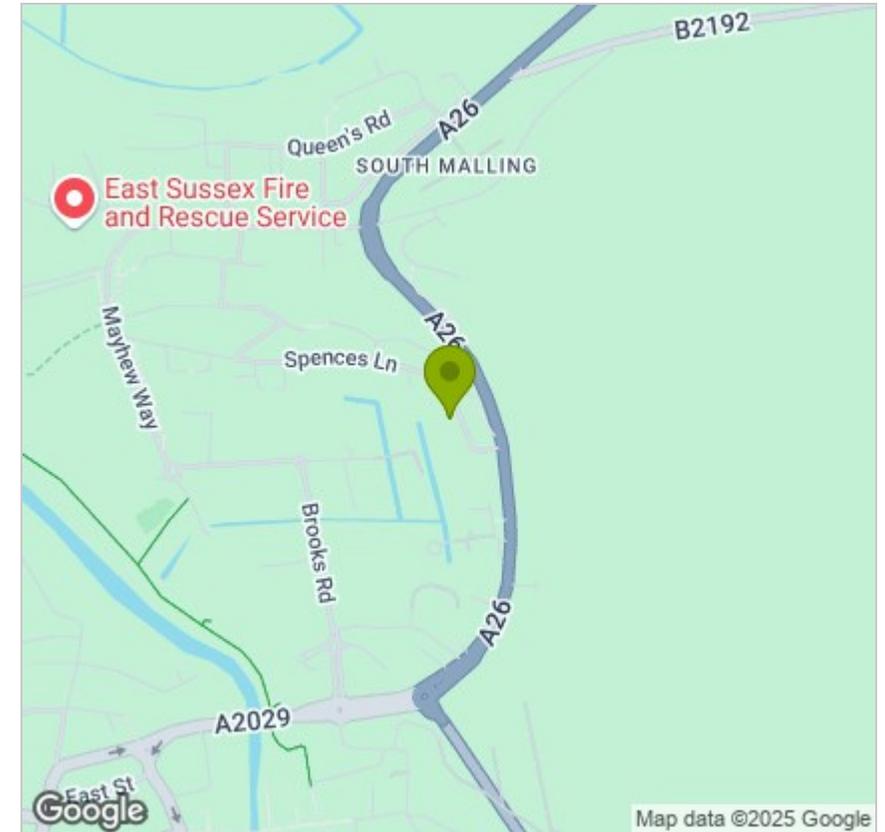


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	